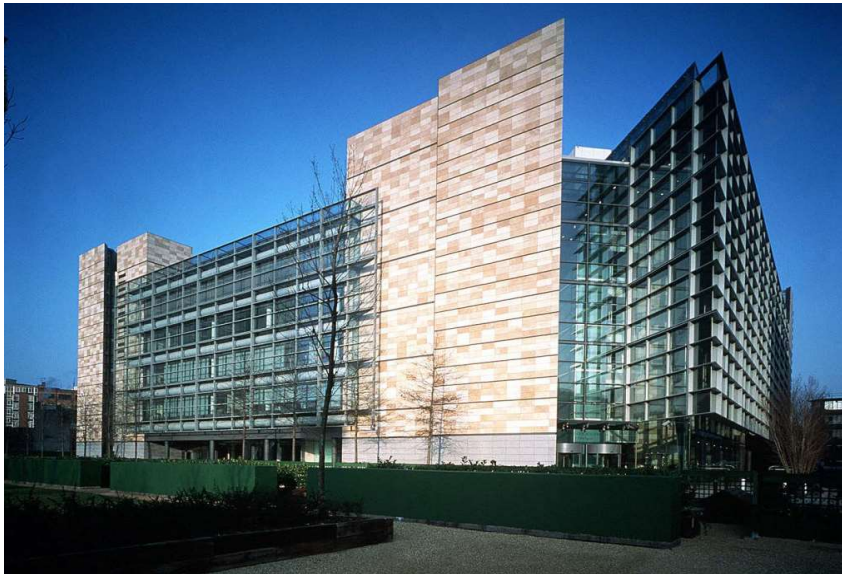


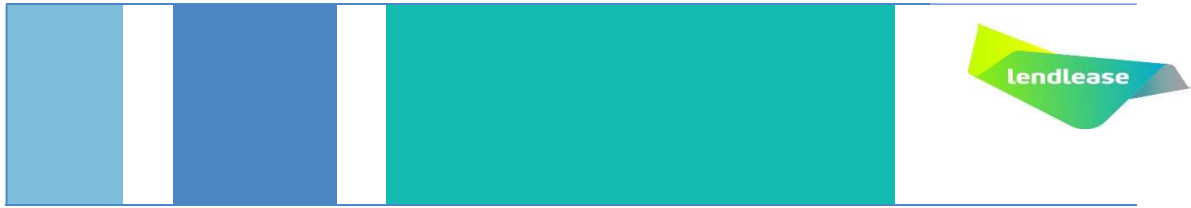
Tree Protection Plan

1 Triton Square

Details of Tree Protection during Construction:
Commercial Element



Tree Protection Statement



Revision	Date	By Whom	Reason of revision
First issue	04/12/2017	D Peak	
A	08/12/2017	D Peak	Revised to DP9 comments

1.0 Tree Protection Plan

This Plan has been produced to satisfy part (a) of Condition 7 – ‘Trees Protection’ attached to planning permission reference 2016/6069/P, approving works to be carried out at 1 Triton Square, London. As required by part (a) of the condition, the report includes full details of the measures to be taken to protect retained trees within the commercial element of the approved development throughout the construction period.

The proposals follow the recommendations given in the Thomson Ecology Arboricultural Report 2016 submitted in support of the planning application and follow guidelines and standards set out in BS5837:2012 “Trees in Relation to Construction”.

The enclosed plan identifies the site and building boundaries for the commercial element of the development. The site boundary shall comprise a timber screen hoarding min 2.4m high running continuously around the perimeter. Where a tree protection area lies adjacent, this hoarding will form part of that protective enclosure.

Tree Protection Statement

The trees indicated on the plan take their references from the Arboricultural report and will be treated as follows;

Tree ref.	Comments
T5 and T6	Tree protection enclosure to be formed for duration of works as described in Section 2.
T7	Identified as a Category 'U' tree. To be removed.
T8	Tree protection enclosure to be formed for duration of works as described in Section 2.
G8a	Tree protection enclosure to be formed for duration of works as described in Section 2.
G8b	Tree to be removed to facilitate the development.
G9a/b/c	Category 'C'tree. To be removed to facilitate construction of soft and hard landscaping. (Refer to Fig 3 Arboricultural Report)
T1	Lies in a protected position adjacent to the hoarding line on the west side. Protection to be concrete vehicle blocks as protection to vehicles on service road.
G7i	Adjacent to the proposed north east site vehicle entrance. Protection to be concrete vehicle blocks as protection to vehicles on service road.
G1a-e incl	Trees are located to the west side of the service road ramp (which provides access to the basement loading bay) and are separated from traffic by the service road wall. It is proposed to erect a scaffold structure to the west side of the building bridging over the service road. A Heras panel fence will be fixed to the scaffolding to provide further protection. The scaffold design will be detailed so as to avoid the root protection zones as defined in the Arboricultural Report.
G7a-h incl	Trees are located outside of the site boundary on the east side. The adjacent hoarding will comprise a 2.4m timber ply screen on timber support framing. It is considered that, while not following the BS5837 specification exactly, this construction will offer an equal if not increased level of protection to that of the BS.
G3,G4,G5 & G6	Trees to be removed as identified in the Arboricultural Report.

Tree Protection Statement

2.0 Construction Exclusion Zones

1 Trees to be protected by fenced enclosures shall be identified as Construction Exclusion Zones (CEZ)

Where temporary fencing is proposed, it shall be constructed to the perimeter of the CEZ's as specified in BS 5837:2012 Trees in Relation to Design, Demolition and Construction. Specifically, Heras Screen fencing reinforced with scaffold poles posts and bracing to form a robust protective barrier. Refer to appendix 2 for details of construction for fencing and signage proposals.

Gates will not be integrated into the enclosure, but the Contractor confirms that access into the protection zones will be arranged, to allow essential maintenance of the trees to be carried out.

3.0 Supervision

1. Before commencement of works a qualified and experienced arboriculturist shall be appointed to oversee key stages of work.
2. The arboriculturist shall hold a pre-commencement meeting with the site manager, relevant construction staff and Local Authority Tree officer to agree measures to be taken.

4.0 Sequence of works

1. Install site hoarding to secure site boundary. (01 March 2018)
2. Meet with arboriculturist, Local Authority Tree officer ahead to agree scope of works.
3. Carry out tree maintenance and tree removal works as identified in the Arboricultural Report.
4. Set out tree enclosure locations and remove any existing hard surfacing down to soil level within the zone, taking care not to cause damage to root system.
5. Install tree protection enclosure for duration of construction works.
(01 April 2018 to 11 December 2020)

5.0 Restrictions

As listed in the Arboricultural survey it is confirmed, the following controls will be applied to the CEZ's;

1. Ground levels will not be altered.
2. No excavation will be permitted that would cause root damage to the protected trees.
3. No plant or vehicles will be permitted in the CEZ's
4. No materials, fuels or chemicals will be stored in the CEZ areas.
5. No fires will be lit within the confines of the building site.
6. No structures or fixtures of any kind will be permitted to be fastened to any part of the protected trees.
7. No drainage or irrigation pipes shall be installed within the CEZ areas. Any unwanted vegetation shall be removed by hand.
8. The fencing shall remain in place until the new reinstatement works require its removal.

Documents of reference:-

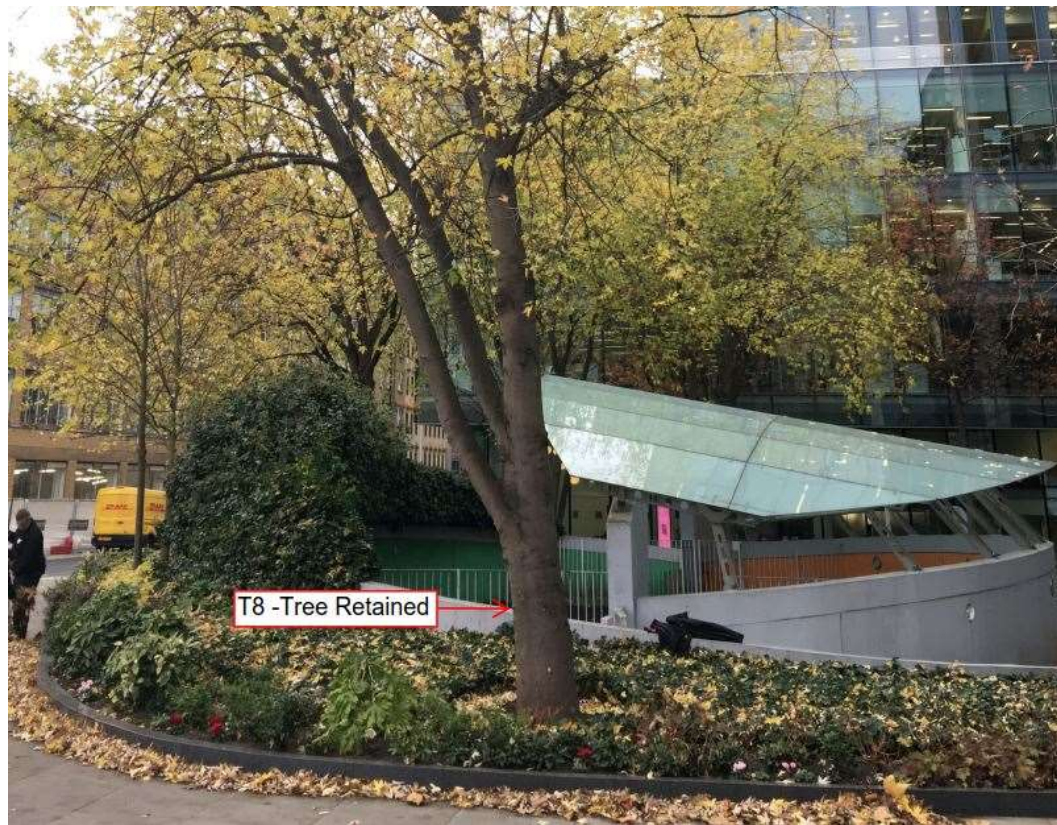
- a) Thomson Ecological Arboricultural Report 2016
- b) BS 5837: 2012

Tree Protection Statement

Appendix 1 Photos



Tree Protection Statement



Tree Protection Statement

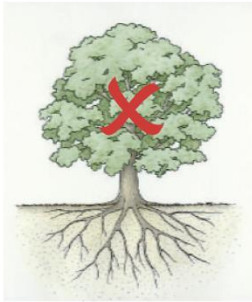


Tree Protection Statement

Appendix 2 Proposed Tree Protection Measures/ Signage

TREES

ROOT ZONES NEED TO BE PROTECTED

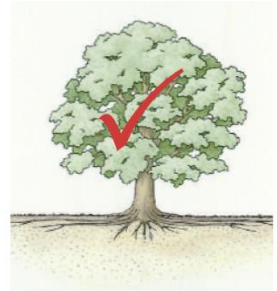


Tap Roots area myth, the majority of roots within top 600mm of topsoil

Tree roots can extend far beyond drip-line (crown spread)

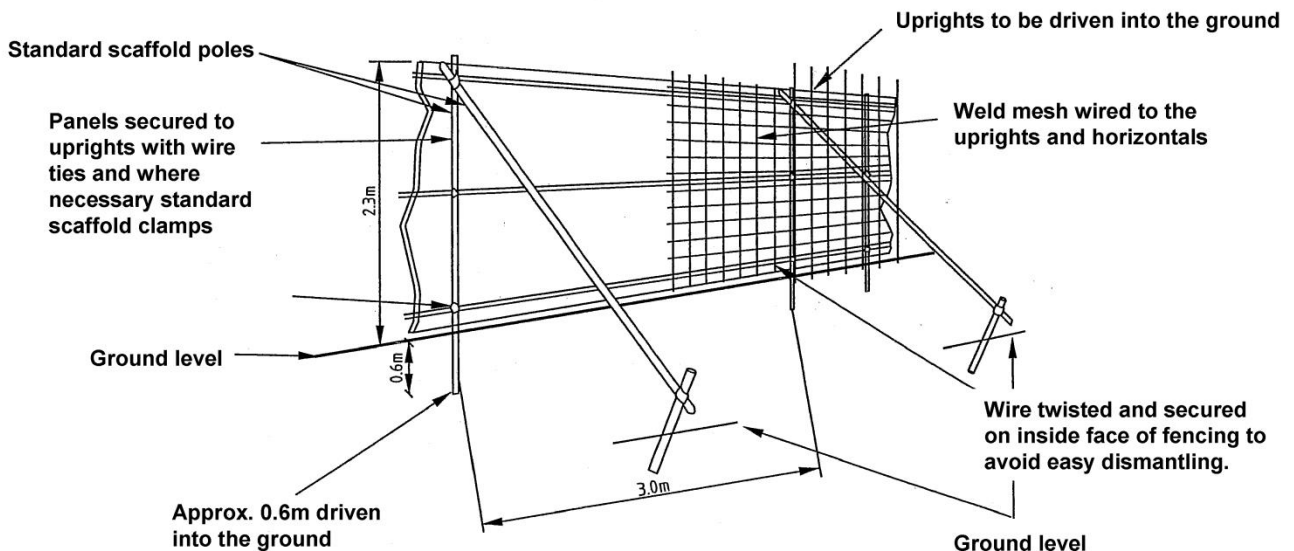
Root system often not symmetrical

Common for roots to extend up to 2x crown spread



Tree protection requirements from BS 5837:2005

Standard scaffold clamps



ENVIRONMENTAL OPERATIONS

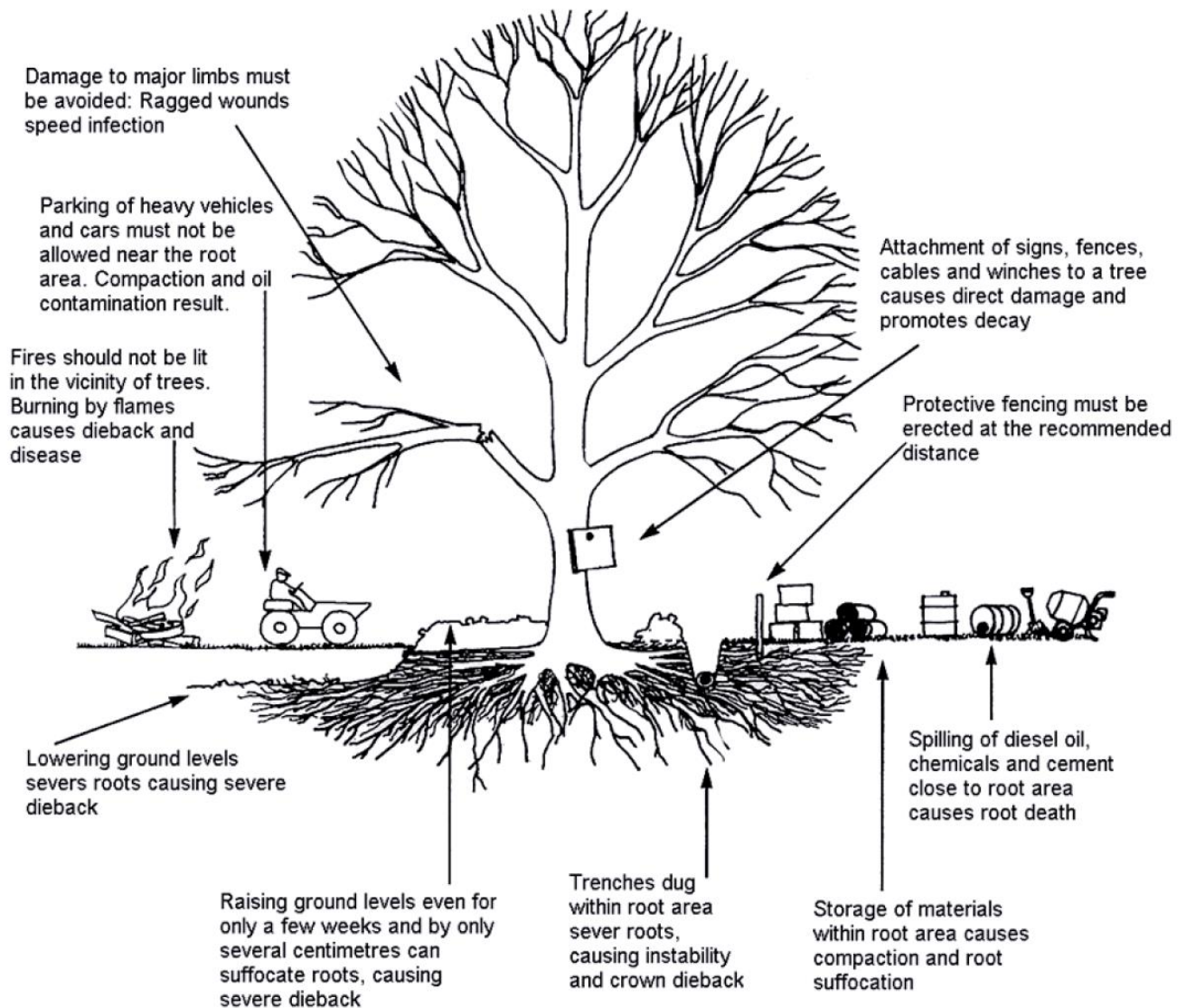
FOR MORE INFORMATION CONTACT YOUR PROJECT
ENVIRONMENT & SUSTAINABILITY MANAGER

lendlease

TREES

ALL TREES ON THIS SITE ARE
PROTECTED

THE MAIN CAUSES OF TREE DEATH INCLUDE:



ENVIRONMENTAL OPERATIONS

FOR MORE INFORMATION CONTACT YOUR PROJECT
ENVIRONMENT & SUSTAINABILITY MANAGER

lendlease



**PROTECTIVE FENCING. THIS
FENCING MUST BE
MAINTAINED IN ACCORDANCE
WITH THE APPROVED PLANS
AND DRAWINGS FOR THIS
DEVELOPMENT.**

ENVIRONMENTAL OPERATIONS

FOR MORE INFORMATION CONTACT YOUR PROJECT
ENVIRONMENT & SUSTAINABILITY MANAGER

lendlease



**TREE PROTECTION AREA
KEEP OUT !**

(TOWN & COUNTRY PLANNING ACT 1990)

**TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY
PLANNING CONDITIONS AND/OR ARE THE SUBJECTS OF A
TREE PRESERVATION ORDER.**

**CONTRAVENTION OF A TREE PRESERVATION ORDER MAY
LEAD TO CRIMINAL PROSECUTION**

**ANY INCURSION INTO THE PROTECTED AREA MUST BE
WITH THE WRITTEN PERMISSION OF THE LOCAL
PLANNING AUTHORITY**

ENVIRONMENTAL OPERATIONS

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ENVIRONMENT & SUSTAINABILITY MANAGER

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Tree Protection Statement



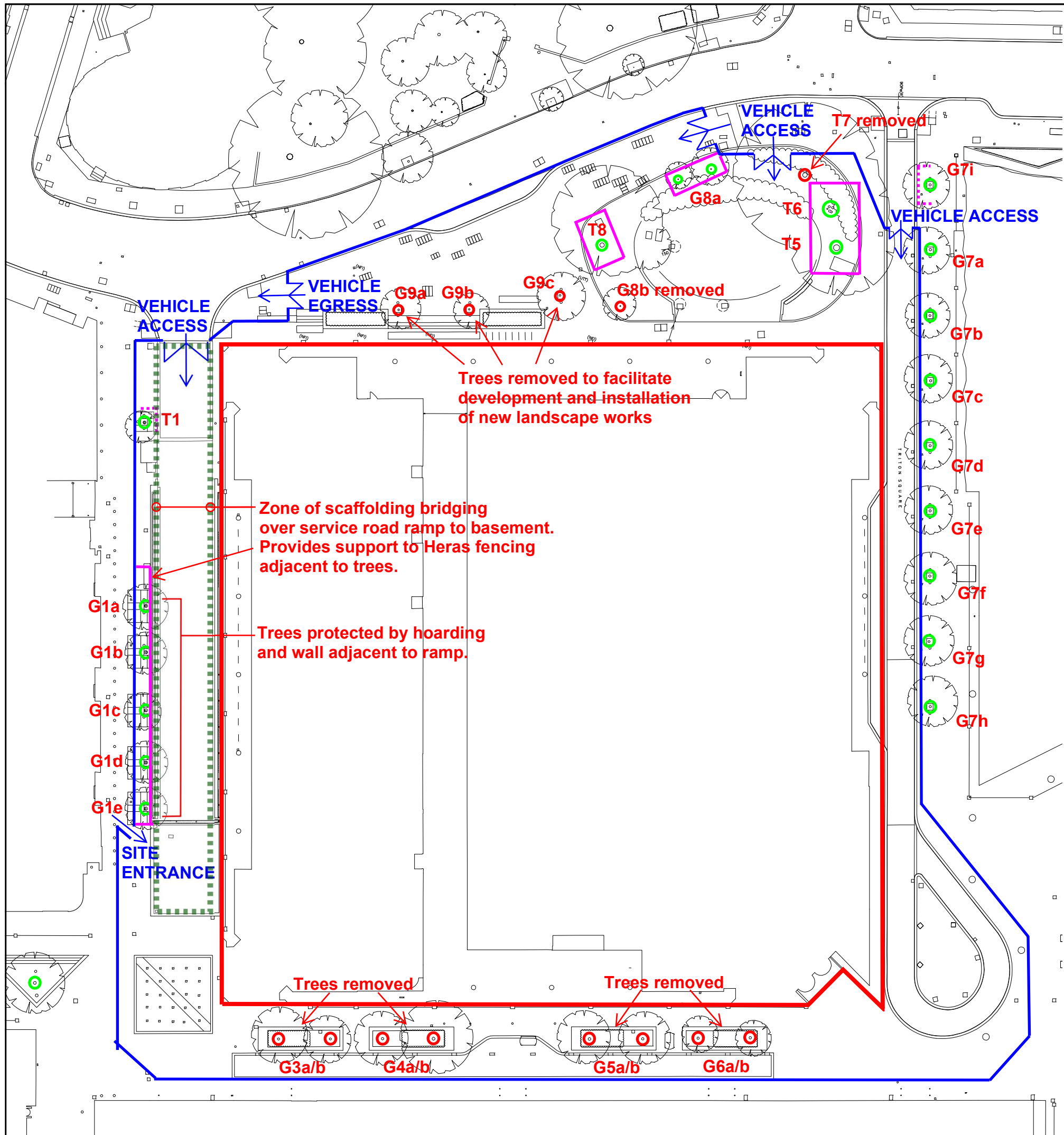
Indicative Hoarding Construction



Indicative Concrete Vehicle Block Protection

Tree Protection Statement

Appendix 3 Tree Protection Plan



Building Perimeter

Site Hoarding Line

Tree Protection Fencing
To comply with BS 5837 2012.
Formed with 2.0m high Heras fencing, reinforced with scaffold support framing to form a robust enclosure.
(Note - fencing positions are shown indicative only, subject to detailed site layout design)

Tree Protection Concrete Vehicle Blocks

Note
To be read in conjunction with the recommendations given in the Thomson Ecology Arboricultural report.

Tree references indicated are taken from the Arboricultural report .

Tree Protection Plan
1 Triton Square, Euston, London

Contractor - Lend Lease Construction

Date 01.12.17